



Holly Cottage, 58 | Church Lane | Upper Beeding | West Sussex | BN44 3HP

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of: £700,000 | Freehold



- Beautifully presented chalet bungalow in Upper Beeding.
- Four double bedrooms, two on each floor
- Kitchen with conservatory
- Lovely West facing gardens with two lawns, mature borders, pond & outbuildings
- Large block paved driveway for several vehicles
- Spacious hallway and landing
- Garage, workshop and cabin and garden store
- Updated continuously throughout vendors occupation

Description

This beautifully presented chalet bungalow, originally built in the 1930s, has been lovingly extended and modernized to create a spacious family home.

Set behind a mature front garden and ample driveway, the property boasts four double bedrooms, with two conveniently located on the ground floor alongside a bathroom, and two on the first floor with access to a shower room.

The spacious hall and landing provide flexibility, with the hall doubling as a home office.

The cozy living room features a multi-fuel burner, while the attractive kitchen opens onto a conservatory and garden, complete with a soothing pond.

Recent updates include new double-glazed windows (2023) and a new boiler (2019). The gardens are a highlight, with two lawned areas linked by a brick path and divided by mature trees and shrubs.

Additional features include a garage with workshop, a brick-built shed for garden tools, and a secluded cabin with decked area, perfect for a home office, studio, or hobby room.



Location

what 3 words [///moderated.reporters.brave](https://www.moderated.reporters.brave)

Church Lane is at the North end of Upper Beeding and is one of the most sought after roads in Upper Beeding. It ends at St Peter's church and its car park which is a favourite destination for dog walkers and ramblers as it is a gateway to various South Down Link walks and is adjacent to the River Adur which has a walkway and cycle path leading down to Shoreham and beyond. Church lane is close to local facilities including a Primary school and small square of shops and services. Nearby Steyning boasts, among other things, a health and leisure centre with a swimming pool, excellent medical centre, library, museum and churches of most denominations. Shoreham-by-Sea approximately just

over five miles to the South-East has a main line railway station with services along the South Coast to Gatwick and London Victoria and also has a small airport and harbour. The city of Brighton with its excellent range of shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.





Information

Property Reference: HJB02880

Photos & particulars prepared: July 2025 (Ref JW)

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham District Council.

Council Tax Band: 'E'

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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 Find us @H.J.Burt

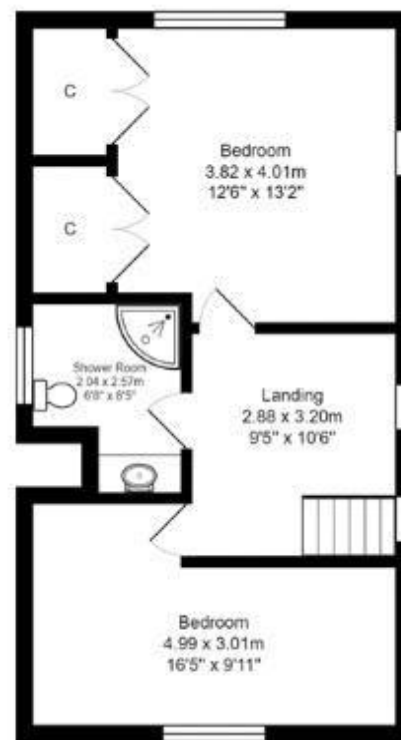


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

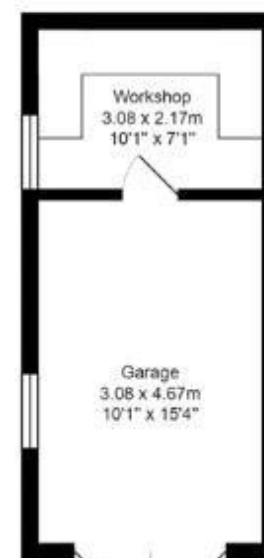




Area: 101.3 m² ... 1090 ft²



Area: 46.5 m² ... 501 ft²



Area: 21.5 m² ... 232 ft²



Area: 10.8 m² ... 116 ft²



Area: 2.4 m² ... 26 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Church Lane, Upper Beeding, BN44 3HP

Total Area: 182.5 m² ... 1964 ft²

All measurements are approximate and for display purposes only.



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